IN RE: PETITION FOR ZONING VARIANCE NE/end and c/l of Berkwood DEPUTY ZONING COMMISSIONER Court, 213' NE of the c/1 of Berkwood Road OF BALTIMORE COUNTY (8306 Berkwood Court) 15th Election District Case No. 88-389-A 7th Councilmanic District Paul C. Y. Chen, et ux Petitioners FINDINGS OF FACT AND CONCLUSIONS OF LAW The Petitioners herein request variances to permit a front and side yard

setback of 1 foot in lieu of the required 25 feet and 8 feet respectively, and to permit a sum of both side yard setbacks of 14 feet in lieu of the required 20 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioners appeared, testified and were represented by Counsel, James B. Carson, Esquire. Also appearing on behalf of the Petition were James Chen and William J. Smith. Bernard and Mary Bilenki, adjoining property owners, and Daryl J. Buhrman, Sr., a neighbor to the rear of the subject property, appeared as Protestants.

Testimony indicated that the subject property, zoned D.R. 5.5, consists .34 acres, plus or minus and is improved with a one story brick and frame welling. Mr. Chen testified that he purchased the property in 1976. In September 1983, the Petitioner constructed an addition which he believed was 8 feet from the side yard. Last summer, Mr. Chen learned that the addition is approx mately 1 foot away from both the side and front yard property lines. As a re-" sult of a complaint filed in this office by the adjoining property owners, Mr. & Mrs. Bialenki, the Petitioner applied for the subject variance.

Mr. Smith testified that at the time the addition was constructed, he resided in the home in which the Bilenki's now reside. He indicated that prior to completion of the addition, he and the Petitioners believed and agreed that the dividing property line started from the telephone pole in the rear of their

> PETITIC FOR ZONING VALUNCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

239

set out above.

Phone: 687-6922

variance would be an extreme hardship.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 1802.3.B (211.2,211.3-1955)

To permit a 1 ft. front yard and side yard setback in lieu of the required 25 ft. and 8 ft. respectively, and to permit a sum of both side vard setbacks of 14 ft. in lieu of the required 20 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Petitioner was issued Building Permit #57918 on September 13, 1983 for the construction of an addition to his home. The plan and location for the addition was based upon discussions between the Petitioner and his next-door neighbor. Mr. William J. Smith, in which it was agreed that the dividing line between the two properties ran from the front corner of the two lots to a telephone pole located at the rear of the lots. The proposed addition, which is set back several feet from the front, northwest corner of the Petitioner's home, was far enough from what the parties agreed was the dividing line between their lots to comply with setback requirements. The attachment of the addition behind the front of the existing building was specifically agreed to at the time the neighbors established.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I. We do solemnly declare and affirm,

Property is to be posted and advertised as prescribed by Zoning Regulations.

under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: INE 3-1 PAUL C. Y. CHEN (Type or Print Name ED. 15M Signature (Type or Print Name) Inner & M. Chin OP _____ Attorney for Petitioner N-10,620 JAMES B CARSON, ESQUIRE ...E -33, 030 mustana Baltimore Maryland 21237 Signature 81avie Building - Second Floor 3700 East Northern Parkway Name, address and phone number of legal owner, contract purchaser or representative to be contacted Baltimore Maryland 21206 PAUL C. Y. CHUN Attorney's Telephone No.: 444-1851 8306 Berkwood Court

of this petition be advertised, as required by the Zoring Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of merch, 19 88, at 9 o'clock

IMATED LENGTH OF HEARING -1/2HE. +1HR.

AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS

Zoning Commissioner of Baltimore County. OTHER _ REVIEWED EFFE attached sheet for arentinuation of reasons

ucr

yards. Said agreement was placed in writing and introduced as Petitioner's Ex-

Mr. Chen testified that based upon that agreement and representations made from that time until he received notice of a zoning violation, he believed the addition was built within the setback requirements of the zoning regula-Mr. Chen testified that there were previous property owners subsequent to Mr. Smith's moving out and prior to the Bilenki's moving in. Mr. Chen testified that the property owners at that time also believed that the property line

Mr. Chen testified that the total cost of the addition after completion of the improvements was in excess of \$20,000. He further argued that to require strict rompliance with the zoning regulations would create an unreasonable hardship upon him and his wife as they had acted in good faith and by agreement with) the then adjoining property owners.

Testimony indicated that Mr. & Mrs. Bilenki purchased the adjoining property in 1986. Initially, they also assumed and believed the dividing property line was at the telephone pole. Subsequently, the Bilenki's had a survey completed prior to construction of a fence around their property. At that time, They discovered that the property line was not at the telephone pole, but as depicted on Petitioner's Exhibit 1, which in one area is as close as one foot to the Petitioner's addition. The Bilenki's advised Mr. & Mrs. Chen of the however, the Chen's disagreed. As a result, the Bilenki's had another survey performed which verified their first survey. Mr. & Mrs. Bilenki and Mr. Buhrman indicated that while they were not necessarily asking that the Petitioners be required to remove the addition, they are concerned that the subject variance, if granted, will create a precedent in the neighborhood. It was explained to the Protestants that each case must stand on its own.

that the front, northwest corner of the addition would comply with the setback

THAT THE Trunc, northwest corner of the addition would compay with the Sethack requirements of the Zoning Law. Permit #57918 was cancelled and replaced by

Permit #60350 on February 7, 1986 to allow Petitioner to finish the work on the

addition himself. Petitioner believed the addition was in compliance with the

addition nimself. retitioner nelleved the addition was in compliance with the law until Citation #12022 was issued, charging him with violation of the sections

the only way he can avoid continuing citations for zoning violations would be to

remove the improvements. Said improvements cost in excess of \$15,000.00 to con-

struct and would result in additional costs of several thousand dollars to remove.

Petitioner submits that under these circumstances, failure to obtain the requested

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. -- BALTIMORE, MD. 21237

No. 8306 Berkwood Court

known as No. 8306 Berkwood Court.

December 15, 1087

15th District Baltimore County, Maryland

the distance of 213 feet measured in a northeasterly direction from the

centerline of Berkwood Road and being known and designated as Lot 7, Block

"C", Section Four, on the plat of Berkfield, said plat being recorded among

the land records of Baltimore County in Plat Book 26 folio 51. Also being

Containing 0.34 acres of land more or less.

Beginning for the same on the N/E/End a^{nd} $\frac{ce^{n(e)}}{Berkwood}$ Court at

Petitioner has been advised that unless he is granted the requested variance,

The Petitioners seek relief from Sections 1802.38, 211.2 and 211.3, pursuant to Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.).

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974). It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

PETITION FOR ZONING VARIANCE

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TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a To permit a 1 ft. front yard and side yard setback in lieu of the required 25 ft. and 8 ft. respectively, and to permit a sum of both side yard setbacks

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) of 14 ft. in lieu of the required 20 ft. following reasons: (indicate hardship or practical difficulty)

Petitioner was issued Building Permit #57918 on September 13, 1983 for the construction of an addition to his home. The plan and location for the addition was based upon discussions between the Petitioner and his next-door neighbor, Mr. William J. Smith, in which it was agreed that the dividing line between the two properties run from the front corner of the two lots to a telephone pole located at the rear of the lots. The proposed addition, which is set back several feet from the front, northwest corner of the Petitioner's home, was far enough from from the front, northwest corner of the Petitioner's home, was far enough with what the parties agreed was the dividing line between their lots to comply with setback requirements. The attachment of the addition behind the front of the existing huilding was specifically agreed to at the time the neighbors established existing huilding was specifically agreed by Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I We do solemnly declare and affirm,

under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition. Lega! Owner(s): Contract Purchaser. PAUL C. Y. CHEN BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 01.115.650 and phone number of legal owner, conor representative to be contacted VALIDATION OR BIGNATURE OF CASHIER

Daltimore County, this _____ of 1961, that the subject matter of this petition be advertised, as required by the Zohing Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County in Room 106, County Office Building in Towson, Baltimore a. Robert Springs

*see attached sheet for continuation of reasons

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this day of April, 1988 that a front and side yard setback of 1 foot in lieu of the required 25 feet and 8 feet, respectively, and a sum of both side yard setbacks of 14 feet in lieu of the required 20 feet, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED from and after the date of this Order.

> ANN M. NASTAROWICZ Deputy Zoning Commissioner of Baltimore County

Hr. & Hrs. Paul C. Y. Chen 8306 Berkwood Court Baltimore, Haryland 21237

NE/end and c/l of Berkwood Court, 213' ME of the c/l of Berkwood Hoad RE: Petition for Zoning Variance 15th Election District; 7th Councilmanic District

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been Granted in accordance with the attach-

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Loard of Appeals within thirty (30) days from the date of this Order. For further information on filing an appeal, please contact this office.

very truly yours,

ANN M. NASTARONICZ Deputy Zoning Commissions of Baltimore County

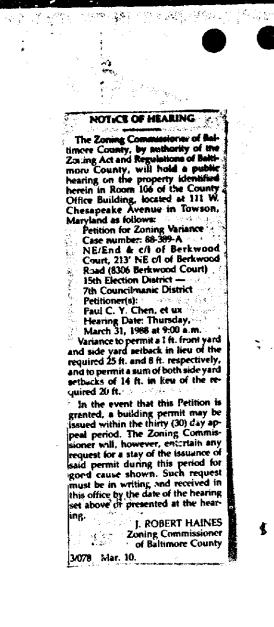
cc: Nr. & Mrs. Bernard J. Bilenki, Jr. 8304 Bermood Court, Baltimore, Md. Mr. Daryl J. Buhrman, Sr.

8307 Berkfield Boad, Baltimore, Md.

that the front, northwest corner of the addition would comply with the setback that the front, northwest corner of the addition would comply with the setback requirements of the Zoning Law. Permit #57918 was cancelled and replaced by Permit #60350 on February 7, 1986 to allow Petitioner to finish the work on the addition himself. Petitioner believed the addition was in compliance with the law until Citation #12022 was issued, charging him with violation of the sections

Petitioner has been advised that unless he is granted the requested variance, the only way he can avoid continuing citations for zoning violations would be to remove the improvements. Said improvements cost in excess of \$15,600.00 to construct and would result in additional costs of several thousand dollars to remove. Petitioner submits that under these circumstances, failure to obtain the requested variance would be an extreme hardship.

#239



NOTICE OF HEARING

The Zoning Commissioner of Babimere County, by authority of the Zoning

Act and Regulations of Baltimore Coun-

ty will hold a public hearing on the pre-

perty identified harnin in Room 106 of

the County Office Building, located at 111 W. Chesapeake Avenue in Towson,

Petition for Jening Virtunes
Coop marker: 85-385-A
NE/End & cit of Borkwood Court,
213' NE cit of Borkwood Road

Petitioneris): Paul C. Y. Chen, et ux

Variance to permit a 1 ft. front yard

and side yard setback in lieu of the re-

guired 25 ft. and 8 ft. respectively, and

to permit a sum of both side yard set-

backs of 14 ft. in lieu of the required 20

in the event that this Petition is grant-

ed, a building permit may be issued

within the thirty (30) day appeal period.
The Zoning Commissioner will, however, entertain any request for a stay of

the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES

Heuring Schedulost: Thursday, March 31, 1988 at 9:00 a.m.

(8306 Berkwood Court

15th Election District

7th Councilmanic District

Maryland as follows:

OFFICE OF

Dundalk Eagle

4 N. Center Place
P. O. Box 8936
Dundalk, Md. 21222

March 10,

THIS IS TO CERTIFY, that the annexed advertisement of
J. Robert Haines in the matter of Zoning Hearings Case #88-399-A - P.O. #98050 - Req. #M11786 - 75 line

was inserted in **The Dundalk Eagle** a weekly news-

paper published in Baltimore County, Maryland, once a week

the same was inserted in the issues of March 10, 1988

March

"DUPLICATE"

CERTIFICATE OF PUBLICATION

TOWSON, MD., Much 10, 19.88

Susan Sender Obrect

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., appearing on

Much 10, 19 88

Kimbel Publication, Inc.

per Publisher.

By K.C.O.Ske

XSUCCESSIVE Aveeks before the

1988 ; that is to say,

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Toucon, Maryland

District 137h

Posted for: Variorica

Petitioner: Paul C. Y. Charlet UK

Location of property: NE FEND of Book wood Ct., 213'

Location of Signs: Facing Book wood Ct., approxi 20' Fr. madway.

Con from ty of P.T. Tooria.

Remarks:

Posted by Mattheway

Signature

Sumber of Signs:

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: 3/23/88

Mr. & Mrs. Paul C. Y. Chen 8306 Berkwood Court Baltimore, Maryland 21237 Dennis E. Rasmussen

Re: Petition for Zoning Variance
Case number: 88-389-A
NE/End & c/1 of Berkwood Court, 213° NE c/1 of Berkwood Road
(8306 Berkwood Court)
15th Election District - 7th Councilmanic District
Petitioner(s): Paul C. Y. Chen, et ux
HEARING SCHEDULED: THURSDAY, MARCH 31, 1988 at 9:00 a.m.

Dear Mr. & Mrs. Chen:

Please be advised that 90.00 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

JAN 2 6 1988

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
Case musher: 88-387-A
NE/End & c/l of Berksood Court, 213' NE c/l of Berksood Road
(8306 Berksood Court)
15th Election District - 7th Councilmenic District
Petitioner(s): Paul C. Y. Chen, et ux
HEARING SCIFILLED: THIRSDAY, MARCH 31, 1988 et 9:00 a.m.

Variance to permit a 1 ft. front yard and side yard setback in lieu of the required 25 ft. and 8 ft. respectively, and to permit a sum of both side yard arthreks of 14 ft. in lieu of the required 20 ft.

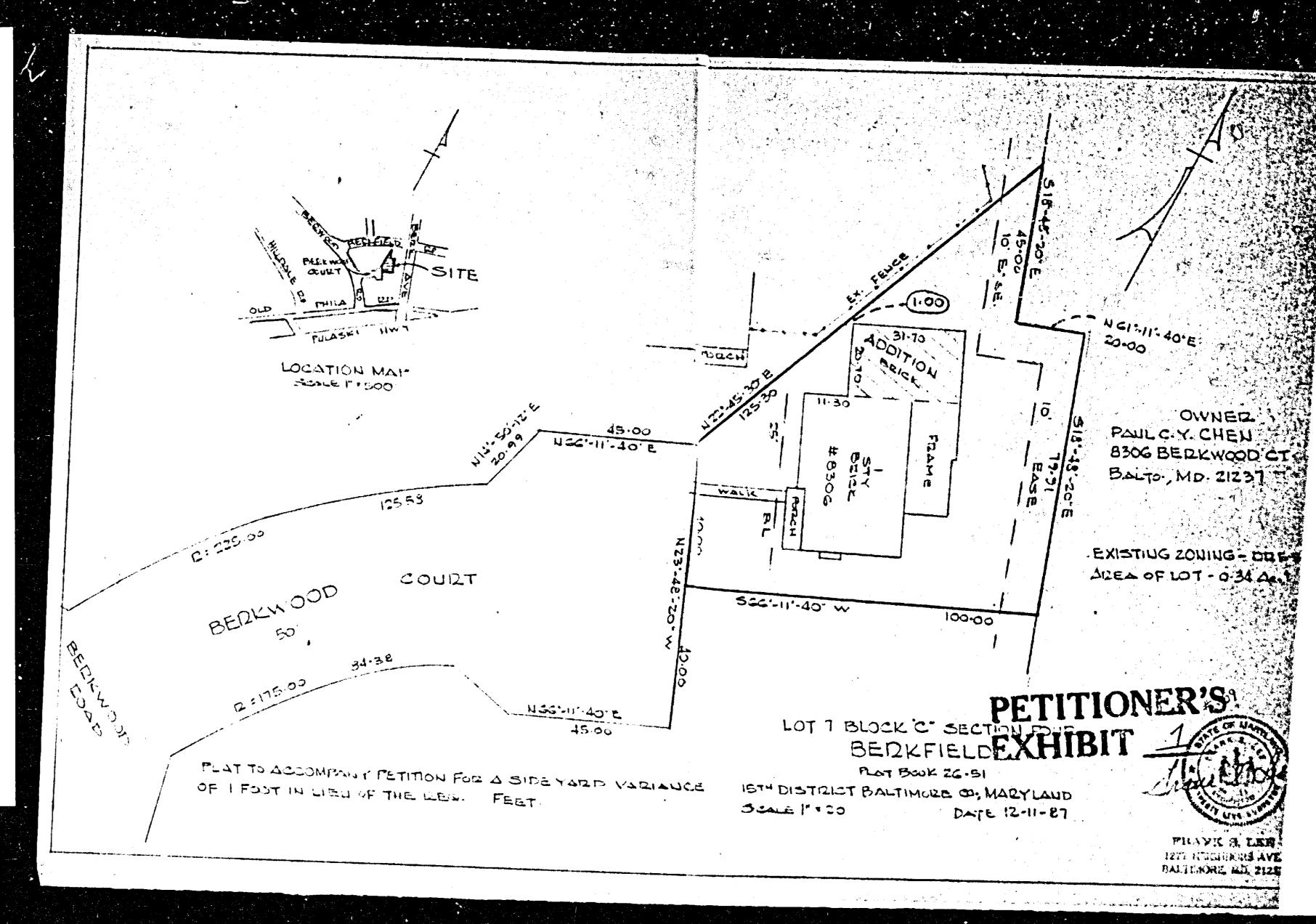
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

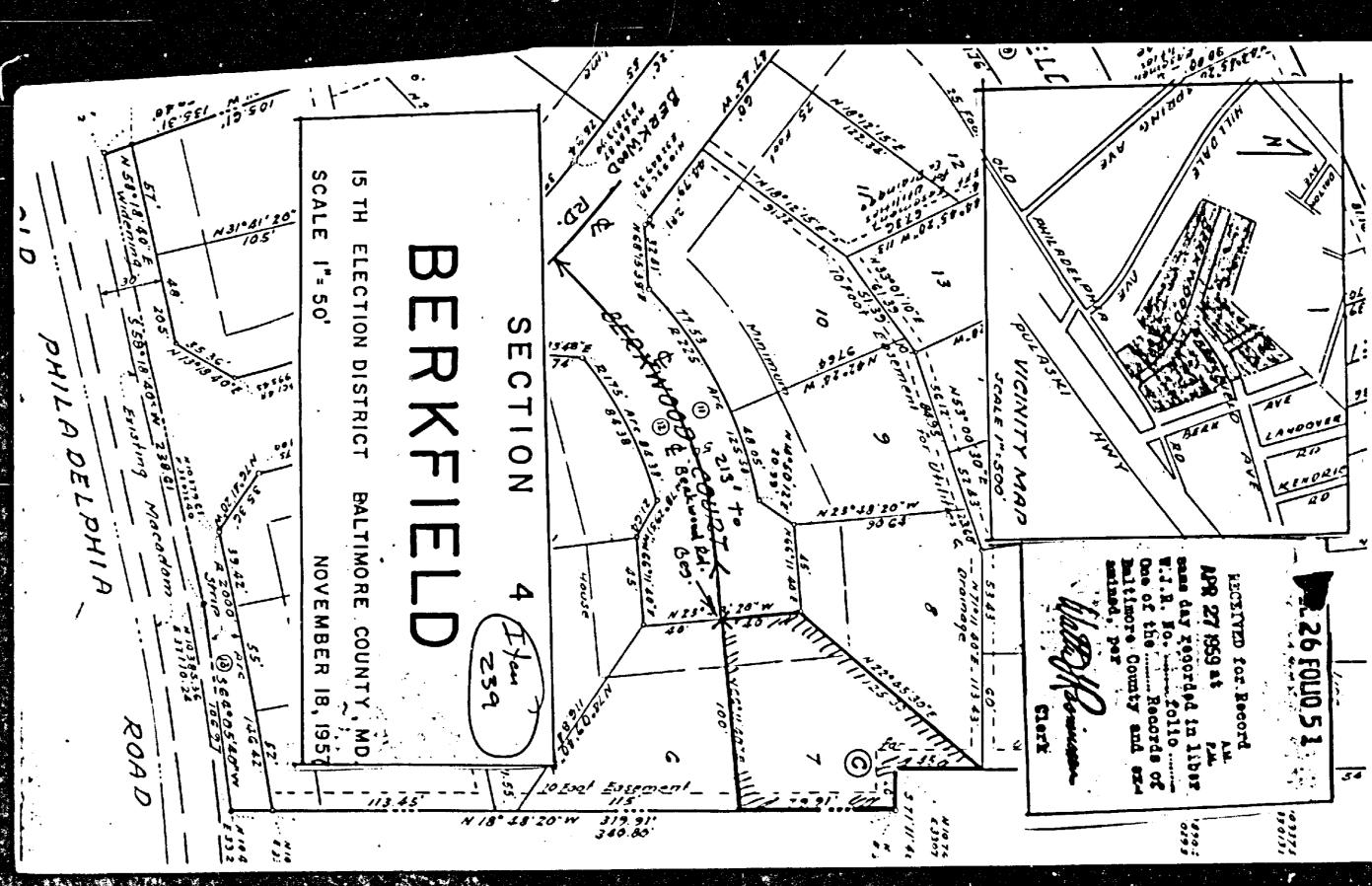
J. Robert Haines.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Paul C. Y. Chen, et ux James B. Carson, Faq.

knos B. Oarson, Faq.





BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this day of January ...1988

Advisory Committee

Received by: James E. Dyer
Chairman, Zoning Plans Petitioner Paul C. Y. Chen Petitioner's

Attorney James B. Carson, Esquire

3	0 2245216	APPLICATION FOR PERMIT BALTIMORE COUNTY MARYLANG OFFICE OF THE BUILDING ENGINEER TOWSON, MARYLAND 21204 CUE	B DS SEPAGE
	<u>-79-713274</u>	306 BERKWOCD CT.	DATE (SOUR D
BLALLMAG ACHER SS	· ·		157918
OWNERS NAT	P	AUL CHEN & ANNE	11R 15 2
MALING ADDRESS	4005	300 0C1111	\$1.71 PAGE 1
TENANT			
BLIII DING CONTRACTOR	BRIARE ENTS.	#13530	
ENGINETR OR ARCHITECT			
# UNDER CONTRACT OF SALES GIVE SELLERS NAME AND ADDRESS			
TRANSFR DESCRIPTION	E/S BERKWOOD	ст.	
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		CHECK ANDROSHRATE CATEGORIES FOR RESIDENTIAL ONLY	22 THANSENT HOTEL MOTEL IND UNITS
OWNERS	HIP 10 - 2 Damico (mile)	X SFD & ACO]
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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE March 16, 1988

COUNTY OFFICE BLDG, 111 W. Chesapeaks Ave, Towson, Maryland 21204

Building Department

Board of Education

Industrial

Development

Zoning Administration

James B. Carson, Esquire Slavie Building - Second Floor 3700 Bast Northern Parkway Baltimore, Maryland 21206

> Item No. 239 - Case No. 88-389-A Petitioner: Paul C. Y. Chen Petitions for Zoning Variance

Dear Mr. Carson: Bureau of

The Zoning Plans Advisory Committee has reviewed the plans submit-Department of ted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of Bureau of Fire Prevention plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a Health Department written report with the Zoning Commissioner with recommendations Project Planning as to the suitability of the requested zoning.

Proposal

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of

1). Build an addition approx. 20 - 30 on Left rear of dwelling.

4). Addition will have one window (more windows may be required at an additional cost).

A Foul wis Dower IN ADDITION

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum o

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will

become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public

ACCEPTANCE POPSA TO A CONTROL OF THE ABOVE prices, specifications and conditions are satisfactory and decay recuted, Yey, are authorized to do the work as

- 44 A but

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James 4. Dyer/dt JAMES E. DYER Chairman Zoning Plans Advisory Committee

Proposal No. 1

Sheet No.

Work To Be Performed At

City Balte. State Md.

Street_8306_Berkweed_ct.

Date of Plans Sept. 1 1983

Enclosures

JED:cer

BRIARR ENTERPRISES

Baltimore, Md. 21237

Phone

Name_Paul_Chen_

Telephone Number

2). Addition to incloud one bathreem approx. 6- - 85

3). Addition will be of wood frame with brick winer

5). All electric, pluming, and heating will be supplied.

(This preposal is weid if permit is mene obtainable)

Liability Insurance on above work to be taken out by <u>Prierr Enterprises</u>

Note — This proposal may be withdrawn by us if not accepted within 15 days

specified. Payment will be made as outlined above.

Per Owner

Street 8306 Berkwood ct.

City_Balte____

State_Md.

Proposal Submitted To

FROM 6723 1/2 Kenwood Ave.

Baltimore County Department of Public Works **Bureau of Traffic Engineering** Courts Building, Suite 405 Towson, Maryland 21204

Mr. J. Robert Haines

Zoning Commissioner

Dear Mr. Haines:

County Office Building

Towson, Maryland 21204

- -- --

February 18, 1988

Dennis F. Rasmussen County Executive

The Bureau of Traffic Engineering has no comments for items number 236, 237, 238 and 239)

> Very truly yours, Traffic Engineer Associate II

> > BEFORE THE

ZONING COMMISSIONER

BALTIMORE COUNTY

Case No. 88-389-A

MSF/pml-b

Towson, Maryland 21204-2586 January 11, 1988

Paul H. Reincke J. Robert Haines

Item No.: 239

Gentlemen:

Baltimore County

Fire Department

Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Re: Property Owner: Paul C. Y. Chen

Location: NE/End and c/1 of Berkwood Court, 213' NE of c/1 of Berkwood Rd.

Zoning Agenda: Meeting of 1/12/88

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

PETITION OF:

PAUL C. Y. CHEN and ANNE K. M. CHEN, his wife 8306 Berkwood Court Baltimore, Maryland 21237

FOR ZONING VARIANCE

STATE OF MARYLAND.

SUBPOENA

, to wit:

To: WILLIAM J. SMITH 7405-B Goldfield Court Baltimore, Maryland 21237

You are hereby commanded to personally appear at the hearing of the above captioned case in Room 106 of the County Office Building located at 111 West Chesapeake Avenue, Towson, Maryland 21204, on Thursday, March 31, 1988 at 9:00 a.m.

Subpoena requested by Petitioners, and any questions should be referred to Petitioners' counsel: James B. Carson, Esquire, Slavie Building - Second Floor, 3700 East Northern Parkway, Baltimore, Maryland 21206, Tel: 444-1851.

Date Issued: 3-24-88 (Refer Haines,
Zoning Commissioner of Bultimore County

HR. SHERIFF/PRIVATE PROCESS SERVERI

Please process in accordance with the Zoning Commissioner's Rule IV(c)

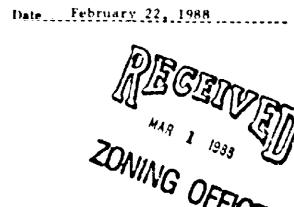
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines TO Zoning Commissioner

P. David Fields FROM Director of Planning and Zoning

Zoning Petition Nos. 88-369-A, SUBJECT 88-382-A, 88-383-A

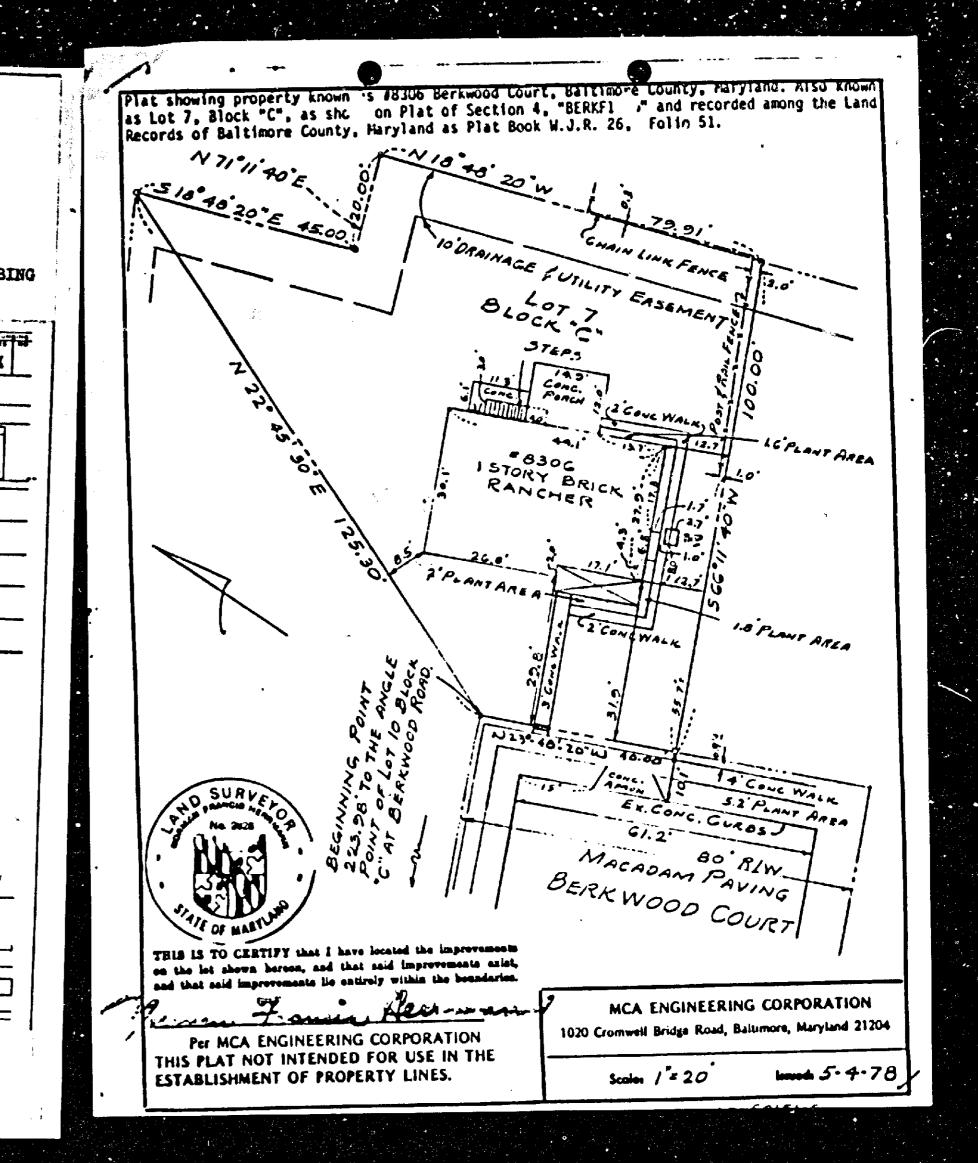


There are no comprehensive planning factors requiring comment on this petition.

PDF:JCH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel





Hotestand's exhibits 1A,Bol



8309 Bukhild Id Rosidale, Mild 21237 March 20, 1988

NOTICE

will be in violation of

ON-RESIDENTIAL

In behalf of my sister (Elaine Doulong) and Inscell, we have no objection what - set - ever of the fence surrunding the property of: Me. of Mr. Bernard Bilinki. as a matter-if-fact, we are estermely pleased with the fence, because it has stopped the party in question, from using our profesty as a public thousangh fail. The very people who are complaining, hand convictively changared our property rights by using it lokenever they felt like it. The also feel that these was complete divregard in building the house next to the original house without porting a solice of intent. Me. & Mw. Bilinke have been au neighbure PROTESTANT'S EXHIBIT 2

and in that time have provid to be kind, understanding, congenial and aboue all -- have theen most considerate fall their neighbors. The spyreciate these people itery much and certainly express our deep concern that their be given every consideration due them. It wour firvent hope that the rights of these people are recognized in lovery respect and that the outcome will be in their favor.

> Sincerely, Michiem Loulong Elune Doulong